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RIGHT TO INFORMATION

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THE TELANGANA GAZETTE

PART - I EXTRAORDINARY
PUBLISHED BY AUTHORITY

No. 154] HYDERABAD, MONDAY, AUGUST 18, 2025.

NOTIFICATIONS BY GOVERNMENT

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METROPOLITAN AREA AND URBAN DEVELOPMENT DEPARTMENT

(PLG.I(1))

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM CONSERVATION ZONE TO RESIDENTIAL ZONE IN GOPANPALLY (V), SERILINGAMPALLY (M), RANGA REDDY DISTRICT - CONFIRMATION.

[G.O.Ms. No. 173, Metropolitan Area & Urban Development (Plg.I(1)), 6th August, 2025.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified erstwhile HUDA Area Master Plan in Ramachandrapuram zone segment approved vide G.O.Ms.No.288 MA & UD Dept, dt: 03.04.2008, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.No.262 Part of Gopanpally (V) Serilingampally (M), Ranga Reddy District to an extent of 1,08,759.37 Sq.Mtrs., net CLU site area is 1,06,814.53 Sq.Mtrs., which is presently earmarked as Conservation use as per the notified erstwhile HUDA Area Master Plan in Ramachandrapuram zone segment approved vide G.O.Ms.No.288 MA & UD Dept, dt: 03.04.2008, is now designated as Residential use, **subject to the following conditions:**

1. The owner/applicant is solely responsible for any misrepresentation with regard to ownership/title, land ceiling clearance etc and they responsible for any damage claiming by any one on account of change of land use proposed.

2. The applicant shall comply with the conditions laid down in the G.O.Ms.No.168, dt:07.04.2012.
3. The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
4. If any dispute occurs regarding ownership of the applicant will be whole responsible for that.
5. CLU shall not be used as proof of any title of the land.
6. The applicant has to fulfill any other condition as may be imposed by the Competent Authority.
7. The Change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
8. The applicant shall demolish the existing building falling in the set-backs if any as per G.O.Ms.No.168, dt:07.04.2012.

SCHEDULE OF BOUNDARIES

North	:	Sy.No. 263 of Gopanpally (V)
South	:	Sy.Nos.123, 124 of Gopanpally (V)
East	:	Sy.Nos. 124/P, 262/P of Gopanpally (V)
West	:	Sy.No.123/P, 261/P of Gopanpally Village and Osmannagar Village

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM CONSERVATION USE TO MANUFACTURING USE IN MOGALGIDDA (V), FAROOQNAGAR (M), RANGA REDDY DISTRICT - CONFIRMATION.

[G.O.Ms. No. 174, Metropolitan Area & Urban Development (Plg.I(1)), 6th August, 2025.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master plan MDP-2031, vide G.O.Ms. No.33, MA & UD, dated 24.01.2013, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.Nos.89/P, 91, 92, 94/P, 95/P, 100, 101, 102, 103, 104, 105/P, 107/P, 108, 109, 112/P AND 120/P situated at Mogalgidda (V), Farooqnagar (M), Rangareddy District to an extent of 334341.32 Sq.Mtrs with road affected area of 514.30 Sq.mts the Net site area is 333827.02Sq.mts (Ac-82.19.6Gts) which is presently earmarked for conservation use zone in the notified Master plan MDP-2031, vide G.O.Ms. No.33, MA & UD, dated 24.01.2013, is now designated as manufacturing use zone for setting up unit of DATA CENTRE, received under 'Orange' category **subject to the following conditions**:

a) The applicant shall comply with the conditions laid down in the G.O.Ms.No.168 MA dt:07.04.2012 and G.O.Ms.No.33 MA& UD, dt:24.01.2013 and their subsequent amendments.
b) The applicant shall handover the road affected area to the local body at free of cost through registered gift deed.
c) The applicant shall follow the condition mentioned in G.O.ms.No.168 dt: 07.04.2012 for the HT tower lines passing through the site (i.e., In case of Electricity Tower lines, the land all along below the tower line shall be developed as green belt to an extent of the width of tower base and on either side of green belt there shall be a minimum of 10m wide roads or as defined in the Master Plan).
d) The applicant shall leave 3.00mts green buffer strip towards designated Conservation use zone in order to segregate Industrial activity from the Conservation use zone use activity.

e) The change of land use is exclusively for the purpose of Industry use. If any violation, the change of land use will be revoked.
f) The applicant should commence civil works within 3 years and commercial production within 5 years from the date of issue of orders from Government and the application shall be revoked if the conditions are not followed by the applicant.
g) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
h) The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the change of land use orders will be withdrawn without any notice.
i) The applicant shall submit the affidavit / undertaking stating that they shall not undertake any kind of development / construction in the proposed Master Plan road area, if any, covered within the applicant site.
j) CLU shall not be used as proof of any title of the land.
k) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority
l) The Change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.

SCHEDULE OF BOUNDARIES

North : Sy.Nos. 80, 93, 79, 94/P of Mughalgidda(V), Conservation use zone
South : Road (proposed 45mts wide notified MDP-2031 road).
East : Sy.Nos.96, 95/P, 97, 98. 99, 110, 111, 112/P, 120/P of Mughalgidda (V), Manufacturing use zone and conservation use.
West : Sy.Nos.90, 88. 89/P. 105/P, 107/P, 112/P and 120/P of Mughalgidda (V), Conservation use zone and Residential use zone-3 (R3)

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM AGRICULTURAL / CONSERVATION USE TO RESIDENTIAL USE IN MANCHIREVULA (V), GANDIPET (M), RANGA REDDY DISTRICT - CONFIRMATION.

[G.O.Ms. No. 176, Metropolitan Area & Urban Development (Plg.I(1)), 8th August, 2025.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan MDP-2031, issued vide G.O.Ms.No.33 MA, dt:24-01-2013.

VARIATION

Parcel-I: The site in Sy.No 378/P of Manchirevula (V), Gandipet (M), Rangareddy District, to an extent of Ac 1-26 Gts., which is presently earmarked for Agricultural / Conservation in the notified Master Plan MDP-2031, issued vide G.O.Ms.No.33 MA, dt:24-01-2013 is now designated as Residential use.

SCHEDULE OF BOUNDARIES

East : Neighbours land in Sy No. 374 of Manchirevula (V)
West : Neighbours land in Sy No. 379 of Manchirevula (V)
North : Neighbours land in Sy No. 378/P of Manchirevula (V)
South : Neighbours venture in Sy No. 377 of Manchirevula (V) and road.

Parcel-II: The site in Sy.No 375 & 372 of Manchirevula (V), Gandipet (M), Rangareddy District, to an extent of Ac 4-01 Gts., which is presently earmarked

for Agricultural / Conservation in the notified Master Plan MDP-2031, issued vide G.O.Ms.No.33 MA, dt:24-01-2013 is now designated as Residential use.

SCHEDULE OF BOUNDARIES

East : Neighbours land in Sy No. 371 of Manchirevula (V)
West : Sy no.376 of Manchirevula (V)
North : Neighbours land in Sy No. 373 & 374 of Manchirevula (V)
South : Neighbours venture in Sy No. 369 of Manchirevula (V)

The above change of land use is **subject to following conditions:**

1. The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
2. The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. The owners/applicants shall develop the roads free of cost as may be required by the local authority.
4. The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., urban Development Authorities / Municipal Corporations/ Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. The Change of land use shall not be used as the sole reason for obtaining exemption from the provision or Urban Land Ceiling Act, 1976. 1) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling and A.P. Agriculture Ceiling Act.
6. The Owners / applicants are solely responsible for any mis-representation with regard to ownership/title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the proof of any title of the land.
8. The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority/Local Authority to acquire land for any public purpose as per law.
9. The Owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
10. The applicant has to fulfil any other conditions as may be imposed by the Competent Authority
11. The change of land use only for the master plan for the proposed site and with regarding to ownership/title aspects, the applicant shall prove the ownership/title over the proposed site before coming for the development purpose to the competent authority.
12. The applicant has to comply with conditions mentioned in the Revenue Department NOC.
13. The restrictions imposed in Government memo No.261/0/2006 date.16.07.2007 for downstream area of Osmansagar lake/ Himayath Sagar Lake shall be applicable.
14. The applicant shall submit the NOC from Irrigation Department.

Dr. K. ILAMBARITHI,
Secretary to Government.

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